

4 Bed

House - Detached

located in

Wakefield

£460,000







enfields

Shortwall Court
Pontefract
Wakefield
WF8 4SZ

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Lead In
An immaculate and exceptionally spacious four-bedroom detached family home, occupying a fantastic position on the highly sought-after Princes Park development in Pontefract. One of the larger homes of its style, this impressive property offers generous living accommodation, ample off-road parking, a large garage with EV charging point, and an enclosed rear garden.

Beautifully presented throughout and ready to move straight into, the ground floor provides an excellent amount of living space. The accommodation comprises a spacious lounge, separate snug providing a versatile second reception room, downstairs WC and a fantastic kitchen diner offering plenty of space for family dining and entertaining. A separate utility room provides additional practicality and storage.

To the first floor are four well-proportioned bedrooms, comprising three double bedrooms and a further single bedroom. The impressive master bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a stylish modern house bathroom.

Externally, the property continues to impress with ample parking, a particularly spacious garage benefiting from an EV charging point, and an enclosed rear garden, creating an ideal outdoor space for families and entertaining.

The location is another major selling point. A park is situated just across the road, while Pontefract town centre and the train station are within a short walk. A wide range of shops, schools and everyday amenities are easily accessible, together with excellent motorway connections for commuters travelling further afield.

Homes of this size and style on the Princes Park development rarely come to the market and are always in high demand.

Early viewing is essential to fully appreciate the space, condition and fantastic location this beautiful family home has to offer.

Entrance Hall
4'9" x 13'2"
Access to lounge, living room, kitchen diner, WC and stairs leading to the first floor. Tiled flooring. Central heated radiator.

Lounge
11'11" x 12'9"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Living Room
12' x 16'7"
Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear elevation.

Kitchen Diner
21'3" x 10'11"
A modern range of high and low level kitchen units with integrated appliances including double oven, hob, dishwasher, wine cooler and fridge freezer. One and half bowl sink with drainer and chrome mixer tap. Access to utility room. Tiled flooring. Central heated radiators. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the rear elevation.

Utility Room
6'11" x 5'10"
Range of high and low level kitchen units. Plumbing for washing machine. Tiled flooring. Central heated radiator. UPVC double glazed door leading to the side exterior.

WC
4'4" x 5'9"
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Partly tiled walls. Tiled flooring. Central heated radiator.

Landing
3'6" x 7'3"
Access to all four bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.







Bedroom One
12'8" x 11'5"
Access to en suite. Fitted wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
9'1" x 3'11"
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Partly tiled walls. Extractor fan. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

Bedroom Two
8'10" x 11'2"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

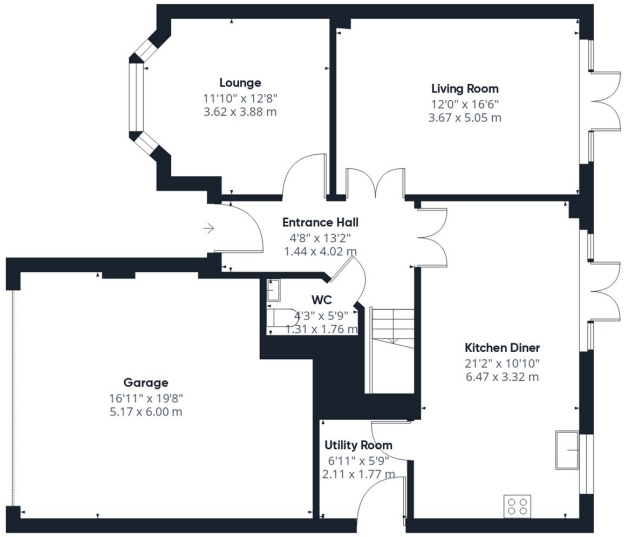
Bedroom Three
9'2" x 11'
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four
10'9" x 6'6"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

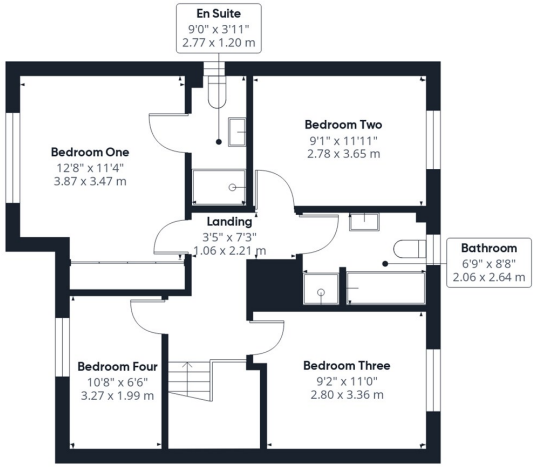
Bathroom
6'9" x 8'8"
White suite comprising of panel bath with shower screen, chrome mixer tap and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Full height wall tiling. Extractor fan. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External
To the front, the property enjoys an attractive and well-maintained frontage with a lawned garden and block-paved driveway providing ample off-road parking. The driveway leads to a substantial double garage, which benefits from an EV charging point, while a pathway provides access to the main entrance.

To the rear is a generous and beautifully maintained enclosed garden, predominantly laid to lawn with established planted borders and raised beds adding colour and interest. Spacious paved patio areas provide excellent spaces for outdoor seating, dining and entertaining, with direct access from the house creating a natural extension of the living accommodation. Timber fencing provides a good degree of privacy and completes this attractive family garden.



Floor 0





Floor 1

Approximate total area(1)

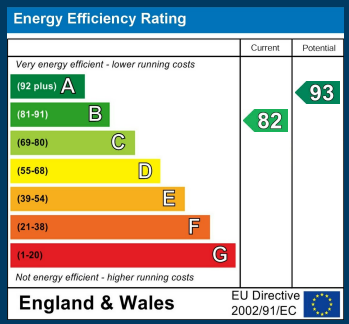
1653 ft²

153.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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